



## Apartment One-bedroom (2+kk)

Sold

44 m<sup>2</sup>, Praha 5, Smíchov, V Lesíčku





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Total area	47 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	26529

**Bright renovated apartment located on the 4th floor of a fully reconstructed apartment building with a new glass elevator, near the funicular to Petřín Hill and with great access to the center of Prague.**

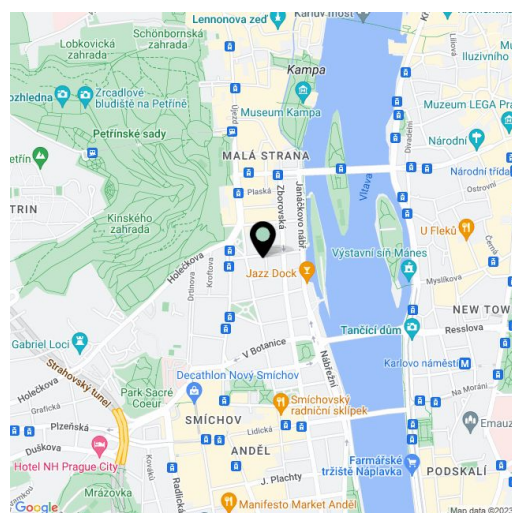
Upon entering the apartment, you will find an open space with a **living room with a balcony** and a preparation for a **kitchen**. Doors from the corridor lead to a **utility room with a window**, to a **bathroom**, and to a **bedroom** oriented as well as the balcony to the east toward a quiet courtyard with greenery.

The bathroom is equipped with a shower, a **JIKA** bidet and toilet, and **built-in water taps**. The apartment features new **casement windows, wooden floating floors**, plasterboard ceilings, and gypsum plaster. Heating is provided via **Radik** radiators and an **Immergas** gas flow boiler, which is hidden in the **utility room**.

A popular location near the **Vltava River** with excellent transport accessibility by car and public transport – bus and tram stops are close-by, the **Anděl metro station** (line B) is a 10-minute walk away. Parking is in front of the house in a zone for residents. Easy connection to the Prague Ring Road and the D5 motorway to Germany and towards the airport. A full spectrum of amenities are nearby: shops, restaurants, bars, and cafes, and the **Nový Smíchov shopping center** is within walking distance. **Petřínské sady** Park is accessible by funicular, while **Kampa**, with its romantic **Certovka Canal**, is accessible on foot.

Interior 44.2 m<sup>2</sup>, balcony 2.8 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.